173.0	0004	0031.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	915,600 / 915,600
					USE VALUE:	915,600 / 915,600
					ASSESSED:	915,600 / 915,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10	-12	SPRING RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAGLIANO IRENE
Owner 2:	RIVERA MARCIA/GUILLERMO
Owner 3:	
Street 1:	12 SPRING ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MAGLIANO IRENE -
Owner 2:	RIVERA MARCIA/GUILLERMO -
Street 1:	12 SPRING ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,021 Sq. Ft. of land mainly classified as Two Family with a Colonial Building built about 1965, having primarily Vinyl Exterior and 3853 Square Feet, with 2 Units, 3 Baths, 1 3/4 Bath, 0 HalfBath, 14 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6021.000	516,200		399,400	915,600
Total Card	0.138	516,200		399,400	915,600
Total Parcel	0.138	516,200		399,400	915,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 237.65 | /Parcel: 237.6

Legal Description

User Acct

115388

GIS Ref

GIS Ref

Insp Date

09/01/15

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 173.0-0004-0031.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	516,300	0	6,021.	399,400	915,700	915,700	Year End Roll	12/18/2019
2019	104	FV	389,300	0	6,021.	393,700	783,000	783,000	Year End Roll	1/3/2019
2018	104	FV	389,300	0	6,021.	302,400	691,700	691,700	Year End Roll	12/20/2017
2017	104	FV	389,300	0	6,021.	285,300	674,600	674,600	Year End Roll	1/3/2017
2016	104	FV	389,300	0	6,021.	262,500	651,800	651,800	Year End	1/4/2016
2015	104	FV	374,900	0	6,021.	245,400	620,300	620,300	Year End Roll	12/11/2014
2014	104	FV	374,900	0	6,021.	226,000	600,900	600,900	Year End Roll	12/16/2013
2013	104	FV	374,900	0	6,021.	226,000	600,900	600,900		12/13/2012

!13460!

PRINT

Date	Time
12/11/20	03:24:43

LAST REV

Date	Time
11/10/17	08:57:39

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13460

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MANANDHAR BINAY	39488-27		6/9/2003	Mult Lots	500,000	No	No		NICHOLAS MAGLIANO D.O.D. 8/3/2016 - SEE FILE.
MURRAY THOMAS/E	27887-341		11/19/1997	Mult Lots	250,000	No	No		Y
FAGEN EDWARD J	12236-167		6/30/1972	Mult Lots	45,000	No	No		
MURRAY ELLAN A	12100-100		10/28/1971	Mult Lots	43,000	No	No		
CILLUM RALPH	11848-135		6/18/1970	Mult Lots	42,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/20/2013	1248	Redo Bat	3,365	C				
11/17/2010	2297	Addition	173,000	C				2 STORY 16X18 W/2
1/9/2006	16	Manual	500					2 wooden sheds ove

ACTIVITY INFORMATION

Date	Result	By	Name
9/1/2015	Meas/Inspect	PC	PHIL C
1/16/2014	Info Fm Prmt	EMK	Ellen K
3/12/2012	Info Fm Prmt	BR	B Rossignol
11/8/2008	Meas/Inspect	345	PATRIOT
9/9/2003	MLS	HC	Helen Chinal
12/21/1999	Mailer Sent		
12/14/1999	Measured	263	PATRIOT
9/2/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	115388
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6021		Sq. Ft.	Site		0	70.	0.95	6			Easemen	-5					399,420						399,400	

Total AC/HA: 0.13822 | Total SF/SM: 6021 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 399,420 | Spl Credit | Total: 399,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY W/ RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	15	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.03154063
Const Adj.:	0.99870449
Adj $ / SQ:	128.776
Other Features:	154200
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	634203
Depreciation:	117962
Depreciated Total:	516241

COMMENTS

possible Day Care on 1st floor and Basement.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	8	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	1
1	7	4	1
Totals			
2	14	8	

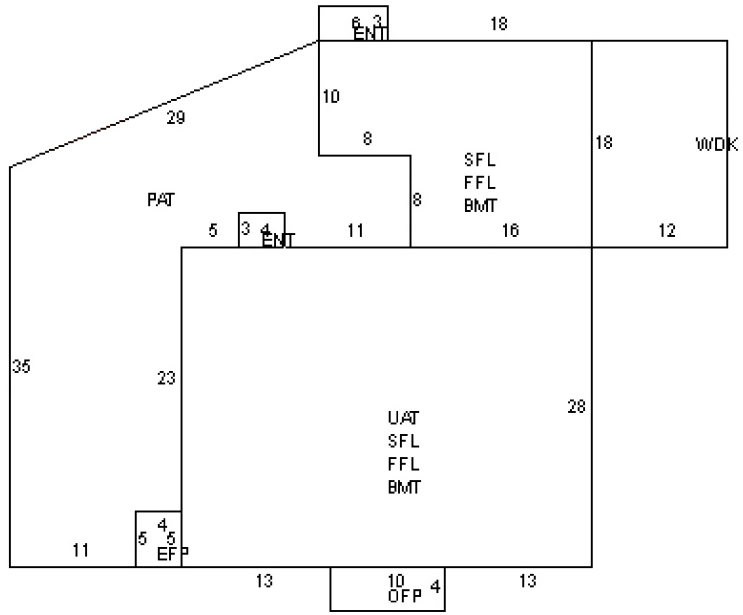
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	128.78
Special Features:	0	Val/Su Net:	94.27
Final Total:	516200	Val/Su SzAd	187.57

SKETCH



SUB AREA

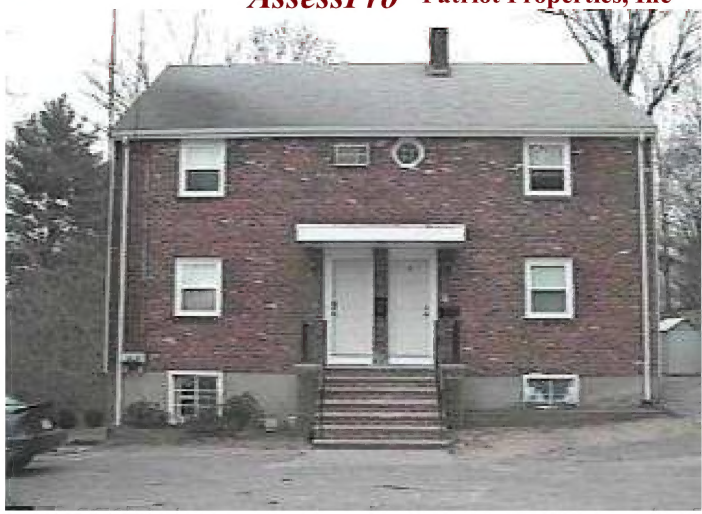
Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,376	75.720	104,191
FFL	First Floor	1,376	128.780	177,195
SFL	Second Floor	1,376	128.780	177,195
PAT	Patio	790	2.720	2,150
UAT	Upper Attic	252	51.510	12,981
WDK	Deck	216	10.620	2,293
OFP	Open Porch	40	43.940	1,758
ENT	ENTRY	30	26.370	791
	Net Sketched Area:	5,476	Total:	480,004
Size Ad	2752	Gross Are	6232	FinArea 3853

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	80	G	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

173.0-0004-0031.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8x8	G	AV	2012	0.00	T	5.6	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	